

Holly Road

Barton Under Needwood, Burton-on-Trent, DE13 8LP



Offered for sale with no upward chain, this three-bedroom semi-detached home presents an excellent opportunity for purchasers seeking a property to modernise and personalise to their own taste.

Offers in Region of £200,000

John German

The fully double glazed accommodation begins with an entrance porch leading into a spacious living room featuring a large bay window to the front elevation and an open staircase rising to the first floor. To the rear of the property is a generously proportioned kitchen diner, providing ample space for both cooking and dining.

To the first floor are three well-proportioned bedrooms, comprising two double bedrooms and a single bedroom which would also make an ideal home office or study. The family bathroom is fitted with a shower cubicle, low-level WC and wash hand basin.

Externally, the property benefits from a front garden, an enclosed rear garden and a driveway to the left-hand side providing off-road parking.

The property requires modernisation throughout and currently has no central heating system installed, making it an ideal project for investors, developers or buyers looking to create a home tailored to their own requirements.

Situated on the popular Holly Road in the highly regarded village of Barton-under-Needwood, the property is conveniently located within easy reach of a wide range of local amenities including shops, cafés, pubs and supermarkets. The village is renowned for its strong community atmosphere, highly regarded schools and excellent transport links, with easy access to Burton upon Trent, Lichfield, Derby and the A38. Nearby Barton Marina provides a popular destination for dining, shopping and leisure activities, further enhancing the appeal of this sought-after location.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: None

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area^m
68.5 m²
736 ft²

Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
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 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Agents' Notes

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Loughborough | Stafford | Uttoxeter

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